

SOLD



737 Waukivory Rd, Gloucester



"KILBURN", BIG ACREAGE - 10 MINUTES TO MAIN STREET.

Time has come for the sale of a long held family rural property with the settling of the Estate. The land is unique in that it is fully contained in its own valley with protection on all sides from the elements. The 50 year old 4/5 brick and tile home presents in good condition but would require a freshen up internally. A grove of large Norfolk Pines add privacy to the house.

Water is a feature with a large central dam, spring fed creeks and many stock dams in the higher country. Soils vary from alluvial creek flats, rising to brush with some basalt showing in the high country. The open country has had little done to it over the last ten years and would react quickly to mulching and fertiliser.

The property has been carrying up to 60 head over recent seasons with the potential to carry up to 100 head with further improvement.

This property has huge potential as it has all the basic attributes:

- Uniquely protected land to allow for protection from natural elements.
- Quality soil structures and great distribution of water over the property.
- Solid home requiring some internal work.
- Approx. 60% of cleared land with another 10% that has potential.
- Remaining land has open forest grazing with a small amount of Brush country.

A unique property with huge potential to the astute Purchaser.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not

4 Beds 2 Baths 2 Cars

260.50 ha

Price	SOLD
Property Type	Residential
Property ID	174
Land Area	260.50 ha

Agent Details

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accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.